

**FLATHEAD COUNTY BOARD OF ADJUSTMENT
MINUTES OF MEETING
OCTOBER 4, 2005**

CALL TO ORDER

The regular meeting of the Flathead County Board of Adjustment was called to order at approximately 6:00 p.m. Committee members present were, Tony Sagami, Dennis Rea, Mark Hash, Gina Klempel, and Scott Hollinger. Traci Sears-Tull, Eric Giles, Kirsten Holland and Jeff Harris represented the Flathead County Planning & Zoning Office (FCPZ).

There were approximately 15 people in the audience.

**APPROVAL OF
MINUTES**

Hollinger made a motion seconded by Klempel to postpone approval of September 6, 2005 minutes until November 1, 2005.

ROLL CALL

On a roll call a vote the motion passed unanimously.

**CONDITIONAL USE
PERMIT/FAITH
BAPTIST CHURCH**

A request by Faith Baptist Church for a Conditional Use Permit to allow for the construction of a church. The property is within the Evergreen Zoning District and is zoned R-2 (One Family Limited Residential). The property is located at 108 West Reserve Drive.

STAFF REPORT

Eric Giles of the Flathead County Planning & Zoning Office reviewed Staff Report FCU-05-26 for the Board.

MOTION

Sagami made a motion seconded by Hash to adopt Staff report FCU-05-26 as finding of fact with amended conditions and grant the Conditional Use Permit.

ROLL CALL

On a roll call vote the motion passed unanimously.

**ZONING
VARIANCE/SUTFIN**

A request by Janet Suftin for a zoning variance to the setbacks on property located in the Caroline Point R-2 (One-Family Limited Residential) Zoning District. Specifically the variance would be to Section 3.10.040 Setbacks 3.B in the Flathead County Zoning Regulations which require a twenty (20) foot setback. The applicant is proposing a zero (0) foot setback. The property is located at 381 Caroline Point in Lakeside.

STAFF REPORT

Kirsten Holland reviewed Staff Report FZV-05-02 for the Board.

MOTION

Hollinger made a motion seconded by Sagami to accept Staff report FZV-05-02 as findings of fact with an amended condition and grant the Zoning Variance.

ROLL CALL

On a roll call vote the motion passed unanimously.

**ZONING
VARIANCE/MARINA
CAY ESTATES**

A request by Marina Cay Estates LLC for a zoning variance to the building height on property located in the Bigfork B-3 (Community Business) Zoning District. Specifically the variance would be to Section 3.18.040/5 Bulk and Dimensional Requirements, in the Flathead County Zoning Regulations, which require the building height to be a maximum of thirty-five 35 feet. The applicant wishes to exceed this height by eight (8) feet. The property is located at 600 Grand Drive in Bigfork.

STAFF REPORT

Traci Sears-Tull reviewed Staff Report FZV-05-05

MOTION

Hollinger made a motion seconded by Hash to adopt Staff Report FZV-05-05 as findings of fact and grant the Variance.

ROLL CALL

On a roll call vote the motion passed unanimously.

**CONDITIONAL USE
PERMIT/REGAL
PARTNERSHIP**

A request by Regal Partnership for a Conditional Use Permit to construct a condominium village consisting of three (3) buildings, a clubhouse, and a pool in the Bigfork B-3 (Community Business) Zoning District. The property is located at 600 Grand Drive.

STAFF REPORT

Traci Sears-Tull reviewed Staff Report FCU-05-25 for the Board.

MOTION

Sagami made a motion seconded by Hash to adopt Staff Report FCU-05-25 as findings of fact with the amended conditions and grant the Conditional Use Permit.

ROLL CALL

On a roll call vote the motion passed unanimously.

**CONDITIONAL USE
PERMIT/CAMAS PACK**

A request by Camas Pack, LLC for a Conditional Use Permit for a tavern to be integrated into an existing structure within the North Fork Zoning District. The property is located at 8855 North Fork Road.

STAFF REPORT

Kirsten Holland reviewed Staff Report FCU-05-23 for the Board.

MOTION

Hollinger made a motion seconded by Sagami to adopt Staff Report FCU-05-23 as findings of fact and grant the Conditional Use Permit.

ROLL CALL

On a roll call vote the motion passed unanimously.

**CONDITIONAL USE
PERMIT/HARBOR**

A request by RDR, LLC for a Conditional Use Permit to allow for the construction of six (6) condominiums and a detached

SPRINGS	accessory structure to the primary structure, (pavilion) on Lot 1 of the Amended Plat of Harbor Springs Recreational, in the Bigfork, B-3 (Community Business) Zoning District. The property is located at 100 Parkway Avenue.
STAFF REPORT	Traci Sears-Tull reviewed Staff Report FCU-05-24 for the Board.
MOTION	Hash made motion seconded by Hollinger to adopt Staff Report FCU-05-24 as findings of fact and grant the Conditional Use Permit.
ROLL CALL	On a roll call vote the motion passed unanimously.
OLD BUSINESS	None.
NEW BUSINESS	None.
ADJOURNMENT	The meeting was adjourned at approximately 7:00 p.m. on a motion by Klempel seconded by Hash. The next meeting will be held at 6:00 p.m. on November 1, 2005.

Dennis Rea, President

Brooke Sutton, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 11/1/05